

# WOODSTOCK PLANNING AND ZONING COMMISSION

## Woodstock Town Hall

### MINUTES Regulation Review Subcommittee Thursday, February 5, 2015

- I. The **call to order** by Sub-Committee Chair J. Gordon was at 7:32 PM.
- II. **Roll Call** –D. Porter, S. Blodgett, J. Adiletta, J. Gordon, D. Durst, Town Planner D. Fey.  
Absent: D. Young, G. Dickinson, F. Rich, J. Anastasi, T. Sirrine.
- III. **Minutes of January 8, 2015:** approved (Motion J. Adiletta/D. Porter with J. Adiletta abstaining).
- IV. **Chair's Report:** Thanks to all for attending. The Public Hearings originally scheduled for the Regular January meeting have been rescheduled for the Regular monthly meeting in two weeks. Ken Ebbitt has been appointed by the Board of Selectmen to fill the vacant Alternate seat on the Commission. He will be at the April meeting; eh is currently out of town until then.
- V. **Citizen's Comments:** none
- VI. **Strategic Plan Review:** 1). The action items from last month were reviewed. Planner Fey had been asked to search out areas of discordance in the Subdivision Regulations, searching for text in the new Zoning Regulations that now conflicts. No timeline had been associated with the task. D. Fey states that the items will be presented at the next Subcommittee meeting in March. 2.) D. Fey has provided the Commission with a summary of the recommendations action items in the draft POCD. 3). The Commission identified the High Priority action items at last month's meeting; work on revision of the Subdivision Regulations was selected by consensus as the first topic for focus at the Subcommittee meetings. Revision of the text regarding Multi-Family Housing with the possibility for adding text permitting duplexes was identified as a major need and the Commission will consider working on this revision during as many of the regular monthly meetings as time permits. Similarly, the need to create text permitting mixed residential/non-residential uses in a structure will be targeted as an activity that can be integrated into the regular monthly meeting agenda whenever time permits. As a result of this decision, these two Action Items have been re-located in the Strategic Plan to Page One, where items to be handled at the Regular monthly meetings are itemized. The process in all three cases shall begin with discussion of key concepts in March and when the Commission has reached agreement on key concepts, then work will begin to revise the text. The Strategic Plan revision was unanimously approved (Motion J. Adiletta/D. Porter) as of this date.
- VII. **Other:** none.
- VIII. **Agenda for March 5:** Planner Fey will report on areas of the Zoning Regulations which are now out of conformity with the Subdivision Regulations.
- IX. **Adjournment:**7:56 PMPM. (Motion J. Adiletta/S. Blodgett)  
Submitted by Dr. Jeffrey Gordon, Regulation Review Subcommittee Chair

**DISCLAIMER:** *These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting minutes for approvals and/or amendments to these minutes. The audio recording is available by contacting the Town Planner/ZEO's office at 860-963-2128 (x332).*